

County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION LOS ANGELES, CALIFORNIA 90012 (213) 974-1101 http://ceo.lacounty.gov

December 4, 2007

Board of Supervisors GLORIA MOLINA First District

YVONNE B. BURKE Second District

ZEV YAROSLAVSKY Third District

DON KNABE Fourth District

MICHAEL D. ANTONOVICH Fifth District

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS: AS-NEEDED DEMOLITION AND REMOVAL OF SUBSTANDARD STRUCTURES (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

- 1. Find that the contract work is categorically exempt from the provisions of the California Environmental Quality Act.
- 2. Award the contract for As-Needed Demolition and Removal of Substandard Structures in an annual sum not to exceed \$180,000 to Interior Demolition, Inc., located in Montrose, California. This contract will be for a term of one year commencing upon your Board's approval with two 1-year renewal options, not to exceed a total contract period of three years.
- 3. Authorize the Director of Public Works or his designee to annually increase the contract amount up to an additional 25 percent of the annual contract sum for unforeseen, additional work within the scope of work of the contract, if required, and to adjust the annual contract sum for each option year over the term of the contract to allow for an annual cost-of-living adjustment in accordance with County policy and the terms of the contract.

4. Authorize the Director of Public Works or his designee to execute the contract; to renew the contract for each additional renewal option if, in the opinion of the Director of Public Works, the contractor has successfully performed during the previous contract period and the services are still required; to approve contractor's entity change in accordance with your Board's policy on contractor mergers/acquisitions; and to suspend work if, in the opinion of the Director of Public Works, it is in the best interest of the County to do so.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to award a contract for as-needed demolition and removal of substandard structures. This contract will provide for an as-needed and intermittent demolition and removal of substandard structure services within the unincorporated County areas. The work to be performed will consist of the demolition services and removal of substandard structures and/or removal of miscellaneous items of personal property, trash, junk, debris, inoperative vehicles, etc., from private property in order to protect life, limb, health, property, safety, and welfare of the public or occupants. The Department of Public Works (Public Works) has contracted for these services since 1986.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1), Organizational Effectiveness (Goal 3), Children and Families' Well-Being (Goal 5), and Community Services (Goal 6). Having a contractor that has the specialized expertise to provide these services accurately, efficiently, timely, and in a responsive manner will support Public Works in meeting these goals.

FISCAL IMPACT/FINANCING

The contract is for an annual amount not to exceed \$180,000, plus 25 percent for unforeseen, additional work within the scope of the contract. This amount is based on the unit prices quoted by the contractor and our estimated annual utilization of the contractor's services.

Financing for these services is included in the Fiscal Year 2007-08 County Engineer General Fund Budget. Total annual expenditures for these services, however, will not exceed the contract amount approved by your Board. Funds to finance the contract's optional years will be requested through the annual budget process.

This contract allows a cost-of-living adjustment for the additional optional years in accordance with County policy.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recommended contractor is Interior Demolition, Inc., located in Montrose, California. This contract will commence upon your Board's approval for a term of one year. With your Board's delegated authority, the Director of Public Works (Director) may renew the contract with two 1-year renewal options for a total contract period not to exceed three years.

Prior to the Director executing the agreement, which will be substantially similar to Attachment A, the contractor will sign and County Counsel will review as to form.

The recommended contractor is in compliance with your Board and Chief Executive Officer requirements.

On September 4, 2007, Agenda Item 40, your Board authorized the Director to execute the amendments to contracts administered by Public Works, involving assignments resulting from acquisitions, mergers, or other changes in contractor ownership, as well as contractor's name changes, subject to review and approval by County Counsel, and notification to your Board offices and Chief Executive Officer in accordance with Board Policy 9.041, Evaluation of Vendors/Contractors Engaged in Mergers or Acquisitions.

The contract contains terms and conditions supporting Board-sponsored policies, such as contractor responsibility and debarment, jury service requirements, the Newborn Abandonment Law (Safely Surrendered Baby Law), and charitable activities compliance.

Proof of the required Comprehensive General and Automobile Liability insurance policies, naming the County as additional insured, and evidence of Workers' Compensation insurance will be obtained from the contractor before any work is assigned.

As requested by your Board, the contractor has submitted a safety record that reflects its past activities have been conducted according to reasonable standards of safety.

In accordance with the Chief Executive Officer's June 15, 2001, instructions, this is Public Works' assurance that the contractor will not be requested to perform services that will exceed the contract's approved amount, scope of work, and/or terms.

ENVIRONMENTAL DOCUMENTATION

These services are categorically exempt from the provisions of the California Environmental Quality Act (CEQA). These services are within a class of projects, which has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 (I) of the CEQA Guidelines.

CONTRACTING PROCESS

On September 20, 2007, Public Works solicited proposals from 147 independent contractors and community business enterprises to accomplish this work. Also, a notice of the Request for Proposals (RFP) was placed on the County's bid website (Attachment B), and an advertisement was placed in the *Los Angeles Times*.

Pursuant to the applicable memorandum of understanding, the RFP for these contracted services was submitted on September 20, 2007, to the appropriate union for review. The union has not asked to meet with Public Works regarding this solicitation.

On October 25, 2007, three proposals were received. The proposals were first reviewed to ensure they met the minimum requirements of the RFP. The proposals, having met the requirements, were evaluated by an evaluation committee consisting of Public Works staff. The committee's evaluation was based on criteria described in the RFP, which included price, experience, work plan, financial resources, references, equipment, and facilities. Based on this evaluation, it is recommended that this contract be awarded to the highest-rated, responsive, and responsible proposer, Interior Demolition, Inc., located in Montrose, California.

Attachment C reflects the proposers' minority participation. The contractor was selected upon final analysis and consideration without regard to race, creed, gender, or color.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to this recommended contract, which is for services required on an as-needed and intermittent basis; hence, this contract is not a Proposition A contract (Los Angeles County Code Chapter 2.121).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The award of this contract will not result in the displacement of any County employees as these services are presently contracted with the private sector.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Administrative Services Division.

Respectfully submitted,

WILLIAM T FUJIOKA Chief Executive Officer

WTF:DLW GZ:dw

Attachments (3)

c: County Counsel
Department of Public Works (Building and Safety)

SAMPLE AGREEMENT FOR

AS-NEEDED DEMOLITION AND REMOVAL OF SUBSTANDARD STRUCTURES
THIS AGREEMENT, made and entered into this day of, 2007 by and between the COUNTY OF LOS ANGELES, a subdivision of the State of California a body corporate and politic (hereinafter referred to as COUNTY) and INTERIOR DEMOLITION, INC., a Corporation (hereinafter referred to as CONTRACTOR).
WITNESSETH
<u>FIRST</u> : The CONTRACTOR, for the consideration hereinafter set forth and the acceptance by the Board of Supervisors of said COUNTY of the CONTRACTOR'S Proposal filed with the COUNTY on October 25, 2007, hereby agrees to provide services as described in the attached specifications for As-Needed Demolition and Removal of Substandard Structures, including, but not limited to, Exhibit A, Scope of Work.
SECOND: This AGREEMENT, together with Exhibit A, Scope of Work; Exhibit B Service Contract General Requirements; Exhibit C, Internal Revenue Service Notice 1015 Exhibit D, Safely Surrendered Baby Law Posters; the CONTRACTOR'S Proposal, al attached hereto; the Request for Proposals; and Addenda to the Request for Proposals, al of which are incorporated herein by reference, are agreed by the COUNTY and the CONTRACTOR to constitute the Contract documents.
THIRD: The COUNTY agrees, in consideration of satisfactory performance of the foregoing services in strict accordance with the Contract specifications to the satisfaction of the Director of Public Works, to pay the CONTRACTOR pursuant to the Schedule of Prices set forth in the Proposal and attached hereto as Form PW-2, an amount not to exceed \$180,000 per year (Maximum Contract Sum), or such greater amount as the Board may approve.
FOURTH: This Contract's initial term shall be for a period of one year upon Board approval. At the discretion of the COUNTY, this Contract may be extended in increments of one year, not to exceed a total contract period of three years. The COUNTY, acting through the Director, may give a written notice of intent to extend this Contract at least 30 days prior to the end of each term.
FIFTH: The CONTRACTOR shall bill monthly, in arrears, for the work performed during the preceding month. Work performed shall be billed at the square foot rates and stipulated unit prices reflected in Form PW-2, Schedule of Prices.

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<u>SIXTH</u>: Public Works will make payment to the CONTRACTOR within 30 days of receipt and approval of a properly completed invoice. Each invoice shall be in triplicate (original and two copies) and shall itemize the work completed. The invoices shall be submitted to:

County of Los Angeles Department of Public Works Attention Fiscal Division, Accounts Payable P.O. Box 7508 Alhambra, CA 91802-7508

<u>SEVENTH</u>: In no event shall the aggregate total amount of compensation paid to the CONTRACTOR exceed the amount of compensation authorized by the Board. Such aggregate total amount is the Maximum Contract Sum.

<u>EIGHTH</u>: The CONTRACTOR understands and agrees that only the designated Public Works Contract Manager is authorized to request or order work under this Contract. The CONTRACTOR acknowledges that the designated Contract Manager is not authorized to request or order any work that would result in the CONTRACTOR earning an aggregate compensation in excess of this Contract's Maximum Contract Sum.

NINTH: The CONTRACTOR shall not perform or accept work requests from the Contract Manager or any other person that will cause the Maximum Contract Sum of this Contract to be exceeded. The CONTRACTOR shall monitor the balance of this Contract's Maximum Contract Sum. When the total of the CONTRACTOR'S paid invoices, invoices pending payment, invoices yet to be submitted, and ordered services reaches 75 percent of the Maximum Contract Sum, the CONTRACTOR shall immediately notify the Contract Manager in writing. The CONTRACTOR shall send written notification to the Contract Manager when this Contract is within six months from expiration of the term as provided for hereinabove.

TENTH: The Director may adjust the rate of compensation set forth in Form PW-2 (Schedule of Prices) annually based on the increase or decrease in the U.S. Department of Labor, Bureau of Labor Statistics', All Urban Consumers Price Index for the Los Angeles-Riverside-Orange County Area (CPI) for the 12-month period preceding the contract anniversary date, which shall be the effective date for any such cost-of-living adjustment. The percentage change in the rate of compensation shall equal 12 times the average monthly change in the CPI over the first nine months of the contract term preceding the effective date. However, any percentage increase shall not exceed the general salary movement granted to COUNTY employees as determined by the COUNTY'S Chief Administrative Office as of July 1 for the prior 12-month period. Furthermore, should fiscal circumstances ultimately prevent the Board from approving any increase in COUNTY employee salaries, no cost-of-living adjustment will be granted.

<u>ELEVENTH</u>: In the event that the terms and conditions, which may be listed in the CONTRACTOR'S Proposal, conflict with the COUNTY'S specifications, requirements, and terms and conditions as reflected in this AGREEMENT, including, but not limited to, Exhibits A through D, inclusive, the COUNTY'S provisions shall control and be binding.

<u>TWELFTH</u>: The CONTRACTOR agrees in strict accordance with the Contract specifications and conditions to meet the COUNTY'S requirements.

<u>THIRTEENTH</u>: This Contract constitutes the entire agreement between the COUNTY and the CONTRACTOR with respect to the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings.

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Page 3 of 4

IN WITNESS WHEREOF, the COUNTY has, by order of its Board of Supervisors, caused these presents to be subscribed by the Director of Public Works, and the CONTRACTOR has subscribed its name by and through its duly authorized officers, as of the day, month, and year first written above.

	COUNTY OF LOS ANGELES
	By Director of Public Works
APPROVED AS TO FORM:	
RAYMOND G. FORTNER, JR. County Counsel	
By Deputy	INTERIOR DEMOLITION, INC.
	Ву
	Its President
	Type or Print Name
	By Its Secretary
	Type or Print Name

P:\aspub\CONTRACT\Jeanette\AN DEMOLITION\2007\6 Agreement.doc

Bid Information

Bid Number: PW-ASD 691

Bid Title: AS-NEEDED DEMOLITION AND REMOVAL OF SUBSTANDARD STRUCTURES (2007-AN071)

Bid Type: Service Department: Public Works

Commodity: DEMOLITION SERVICES

Open Date: 9/20/2007

Closing Date: 10/4/2007 10:00 AM

Notice of Intent to Award: View Detail

Bid Amount: N/A

Bid Download: Not Available

Bid Description: PLEASE TAKE NOTICE that Public Works requests proposals for a contract for the As Needed Demolition and Removal of Substandard Structures (2007-AN071), The total annual contract amount of this service is estimated to be \$180,000. If not enclosed with this letter, the Request for Proposals (RFP) with contract specifications, forms, and instructions for preparing and submitting proposals may be requested by accessing this link at ftp://dpwftp.co.la.ca.us/solicitationdocuments/demolition.pdf or from Ms. Jeanette Arismendez at (626) 458 4050, Monday through Thursday, 7 a.m. to 5 p.m.

> Minimum Requirement(s): Proposers must meet all minimum requirements set forth in the RFP document, including, but not limited to possession of the following:

·An active State Contractor's License C-21 (Building Moving/Demolition)

An active State Contractor's License Board Asbestos (ASB) certification

An active State Contractor's License Board Hazardous Substance Removal (HAZ) certification

An active California Department of Health Services Lead Supervisor certification

An active State of California Certified Asbestos Consultant license

·An active registration issued by the California Department of Toxic Substances Control

With the exception of the State Contractor's License C-21 (Building Moving/Demolition), Proposer may satisfy the above-stated minimum requirements for licenses, certifications, and registration by listing subcontractor(s) who possess the applicable licenses, certifications and registration. The State Contractor's License C-21 must be in the Proposer's name at the time of the proposal submission.

A Proposers' Conference will be held on Thursday, October 4, 2007, at 10 a.m. at Public Works Headquarters, 900 South Fremont Avenue, Alhambra, California 91803, in the Small Dining Room. ATTENDANCE BY THE PROPOSER OR AN AUTHORIZED REPRESENTATIVE AT THE CONFERENCE IS MANDATORY. Public Works will reject proposals from those whose attendance at the conference cannot be verified. Attendees should be prepared to ask questions at that time about the specifications, proposal requirements, and contract terms. After the conference, it may be impossible to respond to further requests for information.

The deadline to submit proposals is Thursday, October 18, 2007, at 11 a.m. Please direct your questions to Ms. Arismendez at the number above.

Contact Name: MS. JEANETTE ARISMENDEZ

Contact Phone#: (626) 458-4050

Contact Email: jarismen@dpw.lacounty.gov Last Changed On: 9/20/2007 5:41:59 PM

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L.	My County (WebVen) Vendor Number: 5059840 LOCAL SMALL BUSINESS ENTERPRISE PREFERENCE PROGRAM:										
	A Local SBE certified by the County of Los Angeles Office of Affirmative Action Compliance as of the date of this proposal/bid's submission.										
		As an eligi	ible Local	SBE. I req	uest this proposa	/bid	be consider	ed for th	ne Local S	BE Prefe	rençe.
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LOCAL SBE-FIRM	-ORGANIZATION FORM D	OC OAAC Rev 09/20	102 PW Rev 11/2002

FORM PW-9 County of Los Angeles Request for Local Small Business Enterprise (SBE) Preference Program Consideration and GBE Film/Organization Information Form All proposers responding to the Request for Proposals must complete and return this form for proper consideration of the proposal. FIRM NAME: National Demolition Contractors My County (WebVen) Vendor Number: LOCAL SMALL BUSINESS ENTERPRISE PREFERENCE PROGRAM: I AM NOT A Local SBE certified by the County of Los Angeles Office of Affirmative Action Compliance as of the date of this proposal/bid's submission. IAM As an eligible Local SBE, I request this proposal/bid be considered for the Local SBE Preference. FIRM/ORGANIZATION INFORMATION: The information requested below is for statistical purposes only. On final analysis and consideration of award, contractor/vendor will be selected without regard to race/ethnicity, color, religion, sex, national origin, age, sexual orientation or disability. **Business Structure:** Sole **Partnership** Nonprofit Nonprofit Corporation Franchise Other (Please Specify): Total Number of Employees (including owners): Race/Ethnic Composition of Firm. Please distribute the above total number of individuals into the following categories: Owners/Partiters/ Associate Partners Managers Race/Ethnic Composition Máles semale lina Máles se Male & Isi Female Black/African American 2 0 0 O 3 Hispanic/Latino O 0 Asian or Pacific Islander 0 0 0 O 0 0 0 American Indian \mathcal{O} 0 0 0 Filipino 0 0 0 0 0 0 White III. PERCENTAGE OF OWNERSHIP IN FIRM: Please indicate by percentage (%) how ownership of the firm is distributed. Black/African Asian or Pacific Hispanic/Latino American Indian Filipino White American Islander % 0 % % % 0 Men 0 0 % % 0 0 % % 0 0 Women % % 0 IV. CERTIFICATION AS MINORITY, WOMEN, DISADVANTAGED, AND DISABLED VETERAN BUSINESS ENTERPRISES: If your firm is currently certified as a minority, women, disadvantaged or disabled veteran owned business enterprise by a public agency, complete the following and attach a copy of your proof of certification. (Use back of form, if necessary.) Agency Name Minority Women Disadvantaged Disabled Veteran Expiration Date DECLARATION: I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ABOVE

Title:

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LOCAL SBE-FIRM-ORGANIZATION FORM.DOC OAAC Rev. 09/2002 PW Rev. 11/2002

INFORMATION IS TRUE AND CORRECT.

Authorized Signature:

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IV. CERTIFICATION AS MINORITY, WOMEN, DISADVANTAGED, AND DISABLED VETERAN BUSINESS ENTERPRISES: If your firm is currently certified as a minority, women, disadvantaged or disabled veteran owned business enterprise by a public agency, complete the following and attach a copy of your proof of certification. (Use back of form, if necessary.)

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DECLARATION: LDECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

Authorized Signature:	Title:	Date:
Sera	President	10/23/07